



Planning & Land Use Department
Town of Barrington
PO Box 660
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Barrington, NH 03825
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barrplan@gmail.com

NOTICE OF DECISION

September 11, 2013

The Yellow Dog's Barn
Holly Grant
136 Old Concord Turnpike
Barrington, NH 03825

Re: Request by applicant to merge lots 71 and 71.1 and construct six (6) 200 s.f. dog cabins with associated fencing and utilities on a 2.987 acre site located at 136 Old Concord Turnpike (Map 270, Lot 71 & 71.1) in the Regional Commercial (RC) Zoning District. By Barry W. Gier, P.E., Jones & Beach Engineers, Inc.; PO Box 219, Stratham, NH 03885

Dear Holly:

This is to inform you that the Barrington Planning Board at its September 10, 2013 meeting **APPROVED** your application referenced above.

"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.

Precedent Conditions [Office use only. Date certified: _____ As built received
_____ Surety returned _____]

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Department. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

- 1) The applicant will obtain verification from the Fire Chief that adequate fire access design is provided on the plan.
- 2) Plan notes. Add the following notes (or equivalent) to the plan drawings:
 - a) Add the NHDES Subsurface Disposal Design Permit Number to the plans
 - b) Add the NHDOT revised driveway permit to be supplied to the Land Use Office
 - c) Add a note that the capacity shall not exceed 30 dogs for overnight accommodations at full build out.
 - d) Add a note that Best Management Practices for removal of dog waste shall be followed.
- 3) The applicant will submit a lot merger application to the Land Use Office for processing and the merger shall be recorded prior to the signing of the plans.

- 4) All monuments are ☐ e set and shown on the plan ☐
- 5) Add the owners signature to the plan
- 6) The applicant shall submit three (3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse three (3) paper copies of the approved plan meeting the conditions of approval. The Planning Department shall retain a signed and approved 11" X 17", and PDF format on CD with supporting documents for Town records.
- 7) If all precedent conditions are not met within 6 calendar months to the day of the board's approval – by March 11, 2014 – the board's approval will be considered to have lapsed and resubmission of the application will be required. It is the sole responsibility of the applicant (or his/her agent) to carefully track his/her progress in meeting the individual conditions.

General and Subsequent Conditions

- 1) Where no active and substantial work (as defined in Article 13, Definitions) has commenced upon a site, plans that are approved and signed by the Board shall expire 24 months from the date the plan is signed. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to insure compliance with these and other town ordinances.

I wish you the best of luck with your project. If you have any questions or concerns, please feel free to contact me.

Sincerely,



Marcia J. Gasses
Town Planner & Land Use Administrator

cc: Barry Gier, Jones & Beach Engineers, Inc.
File